



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Adopt Resolution Accepting Improvements in Century Meadows Park,
1833 Lexington Drive

MEETING DATE: January 16, 2008

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution accepting the development improvements for
Century Meadows Park, 1833 Lexington Drive.

BACKGROUND INFORMATION: On November 3, 2004, the City Council adopted a resolution
authorizing the City Manager to execute the Park Purchase and
Construction Agreement with FCB Building Partners I, L.P., for the
acquisition of the Century Meadows Park site and the construction
of the park improvements.

The Park Purchase and Construction Agreement provided for the acquisition of the three-acre park site
and the constructed improvements from the developer by issuing Parks and Recreation Impact Mitigation
Fee credits in exchange for the delivery of the improved park site. Under the terms of the agreement, the
developer is also responsible for construction administration costs.

Conditions of the escrow instructions require that the park improvements be completed and that the City
Council approve a resolution accepting the improvements before the property can be transferred from
FCB Building Partners I, L.P., to the City of Lodi.

Work on the park improvements began in the spring of 2005 and was substantially completed in the
spring of 2006. However, problems with weeds in the park turf delayed the City's acceptance of this
project. The developer's landscape contractor, Valley Landscape, performed additional sprayings and
turf maintenance until this weed problem was eliminated, and our Parks and Recreation Department is
now ready for the City to complete the purchase of the property.

FISCAL IMPACT: There will be an increase in our Parks and Recreation Department's
maintenance costs due to the addition of this new park.

FUNDING AVAILABLE: Not applicable.

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Steve Dutra
Interim Parks and Recreation Director

Richard C. Prima, Jr.
Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer
RCP/WKF/pmf

APPROVED:

Blair King, City Manager

RESOLUTION NO. 2008-03

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE IMPROVEMENTS INCLUDED
IN THE PARK PURCHASE AND CONSTRUCTION
AGREEMENT FOR CENTURY MEADOWS PARK,
1833 LEXINGTON DRIVE

The City Council of the City of Lodi finds:

1. That all requirements of the Park Purchase and Construction Agreement between the City of Lodi and FCB Building Partners I, L.P., for the acquisition of the Century Meadows Park site at 1833 Lexington Drive, Lodi, California, and the construction of the park improvements have been substantially complied with.

Dated: January 16, 2008

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I hereby certify that Resolution No. 2008-03 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 16, 2008, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Katzakian,
and Mayor Mounce

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk

CITY COUNCIL

JOANNE L. MOUNCE. Mayor
LARRY O. HANSEN
Mayor Pro Tempore
SUSAN HITCHCOCK
BOB JOHNSON
PHIL KATZAKIAN

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

BLAIR KING
City Manager
RANDI JOHL
City Clerk
D. STEPHEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

January 17, 2008

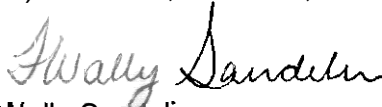
FCB Building Partners II, L.P.
Attn: Jim Jimison
10100 Trinity Parkway, Ste. 420
Stockton, CA 95219

SUBJECT: Century Meadows Park

The City Council of the City of Lodi, at its meeting on January 16, 2008, accepted the public improvements that were made in the subject project.

In compliance with Paragraph 10B(3), Documents to be Delivered to Escrow Holder, of the Agreement of Sale of Real Property and Joint Escrow Instructions (Escrow No. 219217-DB) dated November 10, 2004, a copy of the resolution has also been forwarded to First American Title Company.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Parks and Recreation Department
City Clerk
Management Analyst
Law Offices of Marc B. Robinson
First American Title Company

CITY COUNCIL

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January 17, 2008

BLAIR KING
City Manager
RANDI JOHL
City Clerk
O. STEPHEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

First American Title Company
Debi Barnett, Escrow Officer
501 W. Weber Avenue, Suite 300
Stockton, CA 95203

SUBJECT: Century Meadows Park, Escrow No. 219217DB

The City Council of the City of Lodi, at its meeting on January 16, 2008, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This resolution is being provided to you in compliance with Paragraph 10B(3), Documents to be Delivered to Escrow Holder, of the Agreement of Sale of Real Property and Joint Escrow Instructions (Escrow No. 219217-DB) dated November 10, 2004.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: FCB Building Partners II, L.P.
Law Offices of Marc B. Robinson
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